

April 28, 2009

Final Plat: The Landing at Waterstone Phase 2, (FP06-0050)
Owner(s): Pulte Homes of Texas, LP.

DESCRIPTION:

52 Single Family-5 lots and five Open Space Lots on 31.0± acres on the west side of FM 423, 1,000± feet north of Lebanon Road. Zoned Townhome. Neighborhood #43. RC

REMARKS:

Access: Access is provided from FM 423 to the east and Lebanon Road to the west via Landing at Waterstone Phase 1.

Cross Access: Cross access has been provided with a previous phase.

Screening: A six foot masonry wall exists within a 15 foot landscape buffer along FM 423.

Tree Preservation: There are no protected trees on the property.

Landscape Plan: A landscape plan was approved with original submittal.

Open Space: Open space is adequate.

Additional Information: The final plat for this property was approved by the Planning & Zoning Commission on August 23, 2005 and a plat extension was granted for six months on January 18, 2007. Due to the expiration of the plat, it has been submitted for approval prior to recordation.

RECOMMENDATION:

Recommended for approval as submitted.